

BUDGET PLAT

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4), OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: Elliott Fink 10/3/03
DIRECTOR/DESIGNEE DATE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH DEDICATION OF RIGHTS OF WAY FOR TRAFFICWAYS.
THIS 27 DAY OF March, 2003

BY: Jim Billings 4/6/03
CHAIRPERSON DATE

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 31 DAY OF October, 2003

BY: [Signature]
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY ENGINEERING DIVISION:

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: Henry P. Cook
DIRECTOR OF ENGINEERING
FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NUMBER: 12506

BY: Eric B. August
BROWARD COUNTY SURVEYOR,
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS5695
STATE OF FLORIDA

DATE 10-30-03 DATE 10/30/03

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES

DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION:

THIS INSTRUMENT WAS FILED FOR RECORD THIS 26 DAY OF November, A.D., 2003, AND RECORDED IN PLAT BOOK 173, PAGE 56, RECORD VERIFIED.

ATTEST: ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

BY: [Signature]
DEPUTY

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES

DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION:

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 27 DAY OF July, 2003.

ATTEST: ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

BY: [Signature] MAYOR COUNTY COMMISSION
BY: [Signature] DEPUTY

CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD BY THE CITY OF POMPANO BEACH, FLORIDA AND PASSED BY RESOLUTION NO: 2003-37 THIS 28 DAY OF October, 2003.

BY: [Signature] THIS 18 DAY OF February, 2003
CITY CLERK

CITY PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING BOARD OF POMPANO BEACH, FLORIDA, APPROVED AND ACCEPTED THIS PLAT ON THE 24 DAY OF October, 2003.

BY: [Signature] 2/20/03
CHAIRMAN DATE

ASSOCIATED ENGINEERS AND SURVEYORS OF SOUTH FLORIDA CORP.

CONSULTING ENGINEERS, LAND PLANNERS, LAND SURVEYORS
4801 S. UNIVERSITY DR., DAVIE, FLORIDA 33333 TEL: (954)-791-2110
PROJECT NO. 2002-104 SUITE 241 DATE: FEBRUARY, 2002

PUBLIC WORKS ADMINISTRATOR:

THIS PLAT IS APPROVED FOR RECORD
THIS 7 DAY OF November, 2003

BY: William F. Flaherty
WILLIAM F. FLAHERTY P.E.

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS: THAT SCOZAK REALTY, INC., A FLORIDA CORPORATION IS THE OWNER OF THE LANDS HEREDON SHOWN AND DESCRIBED, AND HAVE CAUSED SAID LANDS TO BE SUBDIVIDED & PLATTED IN THE MANNER SHOWN HEREDON TO BE KNOWN AS: BUDGET PLAT, A REPLAT OF A PORTION OF THE NE 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST.
THE INGRESS/EGRESS/DRAINAGE/UTILITY EASEMENTS ARE PERMANENT ACCESS EASEMENTS GRANTED TO THE CITY OF POMPANO BEACH FOR SERVICE AND EMERGENCY VEHICLES AND FOR MAINTENANCE OF PUBLIC AND SEMI PUBLIC UTILITIES. SAID EASEMENTS ARE EXPRESSLY RESERVED FOR PRIVATE ROAD PURPOSES, DRAINAGE AND UTILITIES, INCLUDING ELECTRICITY, GAS, TELEPHONE, WATER, SEWER, CABLE TELEVISION AND SUCH OTHER USES AND SERVICES THAT MAY BE DEDICATED OR LICENSED BY THE DEVELOPER, ITS SUCCESSORS AND/OR ASSIGNS. THE PRIVATE ROADS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE DEVELOPER, ITS SUCCESSORS AND/OR ASSIGNS.
THE UTILITY EASEMENTS SHOWN HEREDON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR DESIGNATED PROPOSES.

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND, IN THE TOWN OF DAVIE THIS 22 DAY OF November OF 2002

WITNESS: Gustavo X. Novirre
PRINT NAME
WITNESS: OSCAR E. TOVAR
PRINT NAME

SCOZAK REALTY, INC
BY: SCOTT DAIAGI, PRES.

ACKNOWLEDGEMENT:

STATE OF FLORIDA) SS
COUNTY OF BROWARD)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED BY LAW TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, SCOTT DAIAGI, AS PRESIDENT OF SCOZAK REALTY, INC; A FLORIDA CORPORATION TO ME WELL KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION, AND HEACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME, FREELY AND VOLUNTARILY FOR THE USE AND PURPOSES THEREIN EXPRESSED, AND WHO DID NOT TAKE AN OATH.
WITNESS MY HAND AND OFFICIAL SEAL IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA, THIS 22 DAY OF NOVEMBER, 2002.

MY COMMISSION EXPIRES:

OFFICIAL NOTARY SEAL
LAURA E. BARINE
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. 00181613
MY COMMISSION EXPIRES JAN. 30, 2007

L-E-R
NOTARY PUBLIC- STATE OF FLORIDA

MORTGAGEE APPROVAL :

KNOW ALL MEN BY THESE PRESENTS: THAT Bank Leumi USA THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE RECORDED ON 2/18/03 IN OFFICIAL RECORD BOOK 34595 AT PAGE 1551-1558 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY JOIN IN THE DEDICATION AS SHOWN HEREDON IN WITNESS WHEREOF Bank Leumi USA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS First Vice President AND ITS SEAL TO BE HEREUNTO AFFIXED AND ATTESTED THIS 19 DAY OF March, A.D., 2003

WITNESS: Fernando Melo
WITNESS: Amira Segal

BY: [Signature]
Richard Oleschuk, FVP

CFN # 103469882,

Page 1 of 2

Recorded 11/06/2003 at 03:23 PM

MORTGAGEE ACKNOWLEDGEMENT:

STATE OF FLORIDA SS
COUNTY OF Miami-Dade

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME Richard Oleschuk AS First Vice President OF Bank Leumi USA TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE MORTGAGE APPROVAL HEREDON AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR PURPOSES EXPRESSED THEREIN WITNESS MY HAND AND OFFICIAL SEAL, THIS 19 DAY OF March, 2003

MY COMMISSION EXPIRES:
IRIS GALLEGO
NOTARY PUBLIC- STATE OF FLORIDA
COMMISSION # C0607495
EXPIRES 8/20/2003
BONDED THRU ASK - \$50,000.00

[Signature]
NOTARY PUBLIC- STATE OF FLORIDA

LEGAL DESCRIPTION:

That portion of The Southwest one-quarter (SW 1/4), of the Northeast one-quarter (NE 1/4), of the Northeast one-quarter (NE 1/4), of Section 34, Township 48 South, Range 42 East, Broward County, Florida, lying Easterly and Southerly from the Florida East Coast Railroad Spur recorded in Deed Book 451, Page 365 of the Public Records of Broward County, Florida;

TOGETHER WITH:

Tha portion of the Southeast one-quarter (SE 1/4), of the Northeast one-quarter (NE 1/4), of the Northeast one-quarter (NE 1/4), of said Section 34, lying West of the West Limited Access Right-of-Way Line of Interstate 95; ALSO TOGETHER WITH:

The West 22.50 feet, of the Northwest one-quarter (NW 1/4), of the Southeast one-quarter (SE 1/4), of the Northeast one-quarter (NE 1/4), of said Section 34;

ALSO TOGETHER WITH:

The North 60.00 feet, of the West 200.00 feet of the West one-half (W 1/2), of the Southwest one-quarter (SW 1/4), of the Southeast one-quarter (SE 1/4), of the Northeast one-quarter (NE 1/4), of said section 34.

ALSO TOGETHER WITH:

A portion of the Northeast one-quarter (NE 1/4), of Section 34, Township 48 South, Range 42 East, being more particularly described as follows:

Commence at the North one-quarter (N 1/4) corner of said Section 34; thence proceed South 01°24'25" East along the West line of said Northeast one-quarter (NE 1/4) a distance of 1,312.25 feet to a point on the South line of the Northwest one-quarter (NW 1/4) of said Northeast one-quarter (NE 1/4), thence North 88°59'54" East along said South line a distance of 1,336.26 feet to a point on the West line of the Southeast one-quarter (SE 1/4) of said Northeast one-quarter (NE 1/4), thence South 01°25'28" East along said West line a distance of 721.33 feet to the Point of Beginning, thence continue along said West line South 01°25'28" East a distance of 200.60 feet, thence North 89°20'09" East, a distance of 200.00 feet to a point on a line 200.00 feet East of and parallel with said West line, thence North 01°25'28" West along said line a distance of 201.00 feet to a point on a line 60 feet South and parallel with the North line of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of the Northeast one-quarter (NE 1/4) of said Section 34, thence North 89°13'20" East along said line a distance of 200.01 feet to the Point of Beginning.

All above described lands, situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 432,727.84 sq-ft or 9.934 Ac. more or less.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177 PART 1. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL

ASSOCIATED ENGINEERS AND SURVEYORS
OF SOUTH FLORIDA, CORP. L.B. #006827

BY: [Signature]

FRANCISCO A. AGUIRRE, PRESIDENT
REGISTERED LAND SURVEYOR
PLS. NO. 3354
STATE OF FLORIDA

DATE: 22/11/2002

DEDICATION:	COUNTY ENGINEER	COUNTY SURVEYOR	SURVEYOR
<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>	<u>[Signature]</u>

P&Z